



## Planning and Development Services

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### MEETING MINUTE SUMMARY TOWN OF BRIGHTON PLANNING COMMISSION MEETING Wednesday, April 19, 2023 6:00 p.m.

**\*\*Meeting minutes approved on June 21, 2023\*\***

**Approximate meeting length:** 52 minutes

**Number of public in attendance:** 4

**Summary Prepared by:** Wendy Gurr

**Meeting Conducted by:** Commissioner Despain

**\*NOTE:** Staff Reports referenced in this document can be found on the State website, or from Planning & Development Services.

## ATTENDANCE

### Commissioners and Staff:

Commissioners	Public Mtg	Business Mtg	Absent
Donna Conway			x
Don Despain (Chair)		x	
Ulrich Brunhart		x	
Tom Ward			x
Ben Machlis (Vice Chair)			x
Phil Lanuette (Alternate)			x
John Carpenter (Alternate)		x	

Planning Staff / DA	Public Mtg	Business Mtg
Wendy Gurr		x
Jim Nakamura		x
Erin O'Kelley		x
Morgan Julian		x
Kara John		x
Polly McLean		x

## BUSINESS MEETING

**Meeting began at – 6:03 p.m.**

- 1) Approval of Minutes from the March 15, 2023 Planning Commission Meeting.

**Motion:** To approve Minutes from the March 15, 2023 Planning Commission Meeting as presented.

**Motion by:** Commissioner Brunhart

**2<sup>nd</sup> by:** Commissioner Carpenter

**Vote:** Commissioners voted unanimous in favor (of commissioners present)

- 2) Brighton Comprehensive Code Update: At this work meeting, the Planning Commission will review an open space zone proposed for Brighton's Title 19 Zoning. The open space zone is intended to preserve natural areas, including sensitive lands, critical habitats, viewsheds, and streams. This meeting will not result in a recommendation for adopting the open space zone, and this item will be discussed at future planning commission meetings. **Planner:** Erin O'Kelley (Discussion)

*Ms. O'Kelley provided a presentation regarding adding two new zones, updates for BCC Map drafted Recommendations as bus stops, mobility hubs, express bus routes, exclusive transit lanes between Solitude and Brighton, and bus stops at trailheads. Digital Connectivity Plan Draft and survey, Staff research on residential lot standards, and snow conditions and snow storage.*

*WFRC TLC Grant for Brighton Neighborhood Nodes Design Plan for \$130,000, pockets of commercial uses around transportation. A consultant will be hired by an RFP to work on the project.*

*Commissioners, Staff, and Counsel had a brief discussion regarding traffic and commercial areas alleviating and commissioners input early on. Consultant can bring all the property owners together for opportunities in the Brighton Loop, Solitude Village, and Silverfork. Diversify Land Uses, LU3 - Diversify land use to create opportunity for public gathering spaces, utilities, transportation, or environmental preservation and NR1 - Promote the preservation of natural resources in town actions and legislation. Recommendation for PR - Parks and Recreation Zone and OS - Natural Open Space Zone. PR could be trailheads and OS would be undisturbed land.*

*Summarized Permitted Uses in the PR Zone. Agriculture, Residential, and Industrial would not be allowed in the PR Zone. Campground would be a Conditional Use.*

*Development Standards Summary with minimal standards in lot size, frontage, lot width, building height, floor area ratio, and building lot coverage. Other standards are parking requirements and lighting standards. Parking should be allocated in association with specific trailheads or specific use. Should be vetted through Salt Lake City Public Utilities and Forest Service for review of the ordinance. Commissioners have concerns about having a campground as a conditional use through a rezone and should be in a commercial zone and not the PR Zone. Park and Rides are not at a trailhead and are at the mouth of the canyon, should not be in the PR Zone. Glamping conditions in the FR Zone. Restrict glamping and car camping.*

***Comments from chat:***

*from Morgan Julian (internal) to everyone: 6:42 PM*

*Maybe campgrounds could be defined in the PR zone as to be restricted in size and intensity.*

*from Brad Johnson (internal) to everyone: 6:46 PM*

*Health reg 14 section 4.2.11 prohibits overnight camping outside of posted campgrounds.*

*Mr. Johnson said he is only aware of forest service campgrounds. Would look at campgrounds under subsection R3.9.2.*

**3) Other Business Items (as needed)**

*Confirmed the next meeting will be May 17<sup>th</sup>.*

*Commissioner Brunhart motioned to adjourn.*

**MEETING ADJOURNED**

**Time Adjourned – 6:55 p.m.**